

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, AUGUST 20, 2019 AT 625 NOTTINGHAM OAKS TRAILS, ROOM E-9, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

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**TRUSTEES PRESENT:** Mark Barrett, Daniel Fisher, Justin Reichenau, Peter DallePezze, Jason Warren, Neil Maguire, Kate Ghazi, Paul Khuri and Ryan Bickley. Natasha Stearns was not in attendance. Also present: Heather Esteban of Crest Management Company.

**CALL TO ORDER:**

The meeting was called to order at 6:00 P.M. The agenda was adopted as presented.

**HOMEOWNER FORUM**

One owner was in attendance to ask the Board why the tennis court lights were turned off. The Board advised the new lights were disturbing the neighbors and that the HOA is working with a third party to make some changes to the lights to address the concerns.

**MINUTES**

The minutes of the Board of Directors meeting held on July 16, 2019 were presented to the Board for review. A motion was made, seconded and approved to accept the minutes as written.

**FINANCIAL REPORT**

The July 31, 2019 financials were presented to the Board. As of July 31, 2019, there was a total cash balance of \$234,475.05 in the Operating Account and the Non-Capital Reserve Account had a balance of \$77,456.11. Account receivables totaled \$8,607.68.

**COMMUNITY RELATIONS:** No report submitted as Natasha Stearns was not in attendance.

**POOL & TENNIS:** Peter DallePezze advised this year the pool had a great season. He advised the head lifeguard did a great job and will be requested again next year. Mr. DallePezze asked Ms. Esteban to follow up on the pool permit.

**MAINTENANCE:** Paul Khuri advised he had nothing new to report. Mr. Fisher asked him to check and find out why the landscaping was missing from the monument beds by the pool.

**TRASH & PEST CONTROL:** Ryan Bickley advised there has been a rise in complaints over the last 2-3 weeks due to turnover in drivers and the new drivers not being familiar with the community.

**PATROL:** Justin Reichenau advised he has received complaints about Sunday church traffic speeding through the neighborhood, he has asked patrol to monitor church traffic closely.

**RAP NEWSLETTER:** Daniel Fisher advised he had nothing new to report.

**BUSINESS**

Collection Enforcement Action – The Board discussed Account #2570110006 and after discussion approved moving forward with foreclosure through the point of auctioning the property at foreclosure sale.

Other – The Board instructed Ms. Esteban to send the inspection report to Mark Barrett for review and approval prior to printing and mailing out deed restriction letters. They also instructed Ms. Esteban to email the Board packet only and not to print hard copies for the meeting.

The Board adjourned to Executive Session at 7:05 p.m. and returned to regular session at 7:26 p.m.

## EXECUTIVE SESSION SUMMARY

- The Board reviewed the collection status report dated July 31, 2019.
- The Board reviewed the inspection report dated August 15, 2019.
- The Board discussed the next steps to be taken regarding the adjustment of the tennis court lights. The Board approved spending up to \$3000 for work needed to survey and adjust the lights.

## NEXT MEETING

The next meeting will be held Tuesday, September 17, 2019 at 6:00 p.m.

## ADJOURNMENT

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:26 p.m.

## APPROVED:

9-17-19

Date



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Mark Barrett, President